

1075 WEST GEORGIA STREET

A / E

Arthur  
Erickson  
Place

INTRODUCING  
A FRESH PERSPECTIVE  
ON TIMELESS ARCHITECTURE

OUR FUTURE IS NET ZERO.  
OUR FUTURE IS NOW.





# THE OPPORTUNITY

An aerial photograph of the Arthur Erickson Place building, a prominent 26-story concrete tower in Vancouver's central business district. The building features a distinctive grid-like facade with numerous rectangular window openings. In the foreground, a large, lush green tree stands prominently, partially obscuring the lower levels of the building. The surrounding urban environment includes a street with cars, a white truck, and a few pedestrians. A sign for 'Arthur Erickson Place' is visible on a street corner. The overall scene is captured in a high-angle, wide shot, showcasing the building's architectural details and its integration into the city's landscape.

## MID-CENTURY. MODERN.

Originally built in 1968, Arthur Erickson Place is an iconic 26-storey tower in Vancouver's central business district and is renowned as one of the city's most celebrated works. Designed by the famous architect Arthur Erickson, the building's prestigious and award-winning architecture remains a pinnacle of the city's history. Arthur Erickson Place's forward-thinking design and architectural significance have recently been reimagined for the future and has received Zero Carbon Building certification in 2023, leading the industry in ESG initiatives.



# OUR FUTURE IS NET ZERO



This is the start of a new era for Arthur Erickson Place. It is where timeless architecture meets forward-thinking design – reimagined for a sustainable future. That future begins now. Our future is here.

**ARTHUR ERICKSON PLACE IS PROUD TO BE ZERO CARBON BUILDING – PERFORMANCE CERTIFIED FROM THE CANADA GREEN BUILDING COUNCIL.**

Achieving ZCB Performance certification demonstrates the building’s energy efficiency and the investment its co-owners have made to minimize carbon emissions from its operations. The three-year innovative decarbonization process, which began in 2022, involved an innovative retrofit which upon completion in 2025, will reduce its carbon emissions by 97 percent before purchasing any carbon credits.

OUR FUTURE IS CLEAR

# 97%

Reduction in carbon emissions

OUR FUTURE IS RESILIENT

# 40%

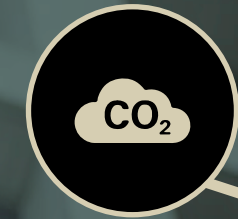
Reduction in energy emissions

OUR FUTURE IS SUSTAINABLE

# 600 tonnes

Reduction in CO<sub>2</sub>e emissions - equivalent to 138 cars off the road for a year

# BENEFITS OF ZERO CARBON



ZERO Carbon Footprint for Tenants



Carbon Tax Avoidance



Carbon Offset Cost Avoidance



Enhanced Occupant Health and Productivity

## CERTIFICATIONS



LEADERSHIP IN ATTAINING ZERO CARBON BUILDING STATUS



THE HIGHEST PERFORMING AND MOST EFFICIENT BUILDING SYSTEMS



THE HEALTHIEST ENVIRONMENT FOR CUSTOMERS



SUPERIOR CUSTOMER EXPERIENCE AND EXCEPTIONAL ASSET MANAGEMENT



WORKS TO HELP IMPROVE ACCESSIBILITY OF THE BUILT ENVIRONMENT IN CANADA



ENERGY STAR CERTIFIED BUILDINGS SAVE ENERGY, MONEY AND HELP PROTECT THE ENVIRONMENT BY GENERATING FEWER CARBON EMISSIONS



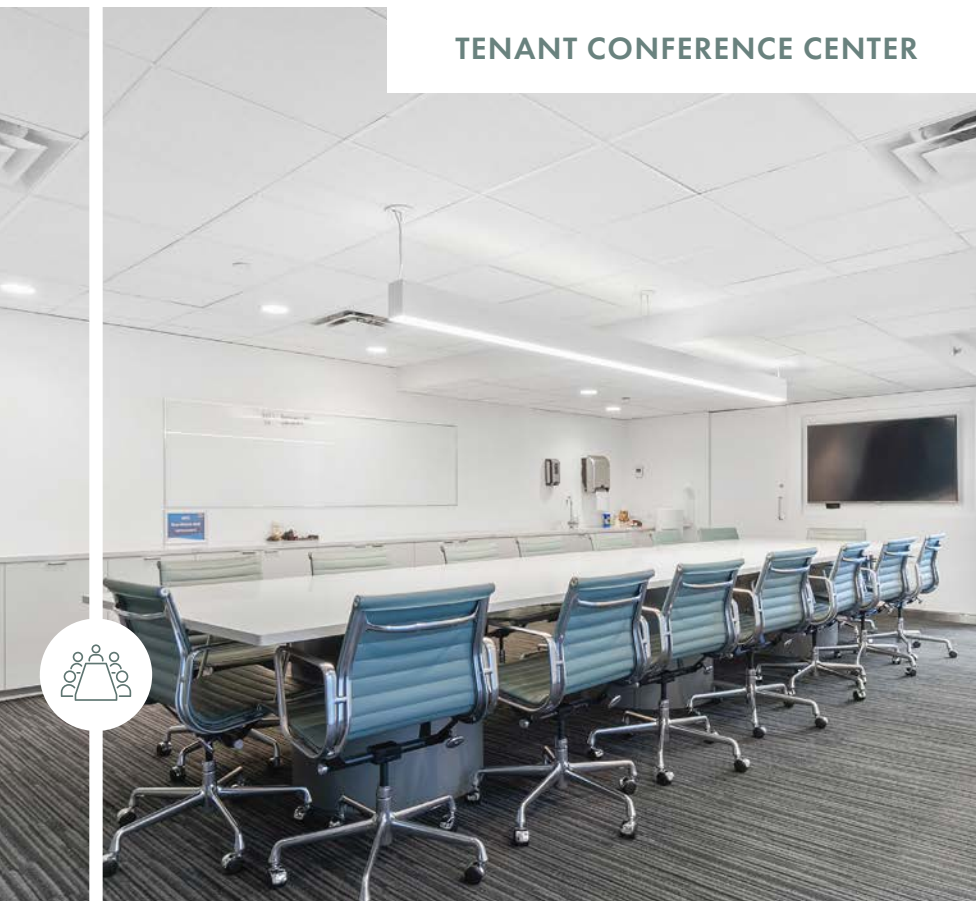
# BUILDING AMENITIES



END-OF-TRIP FACILITIES WITH TOWEL SERVICE



TENANT CONFERENCE CENTER



TENANT CONFERENCE CENTER



GYM/FITNESS CENTER



END-OF-TRIP FACILITIES WITH TOWEL SERVICE



BIKE STORAGE



GYM/FITNESS CENTER



# BUILDING FEATURES



OUTDOOR PLAZA



NEW BASE BUILDING LIGHTING STANDARD



NEW BASE BUILDING LIGHTING STANDARD



NEW BASE BUILDING LIGHTING STANDARD



UPDATED WASHROOMS



LOBBY IMPROVEMENTS



# “READY SET GO”

## Model Suite Program

The “Ready, Set, Go Program” has been created to provide a seamless office solution for tenants. The program includes built out, fully furnished model suites that are Wi-Fi-enabled and have flexible lease terms of one to five-plus years. Through this program, the partners have eliminated any upfront capital costs that might be required from tenants and are delivering move-in ready spaces in a variety of size ranges.



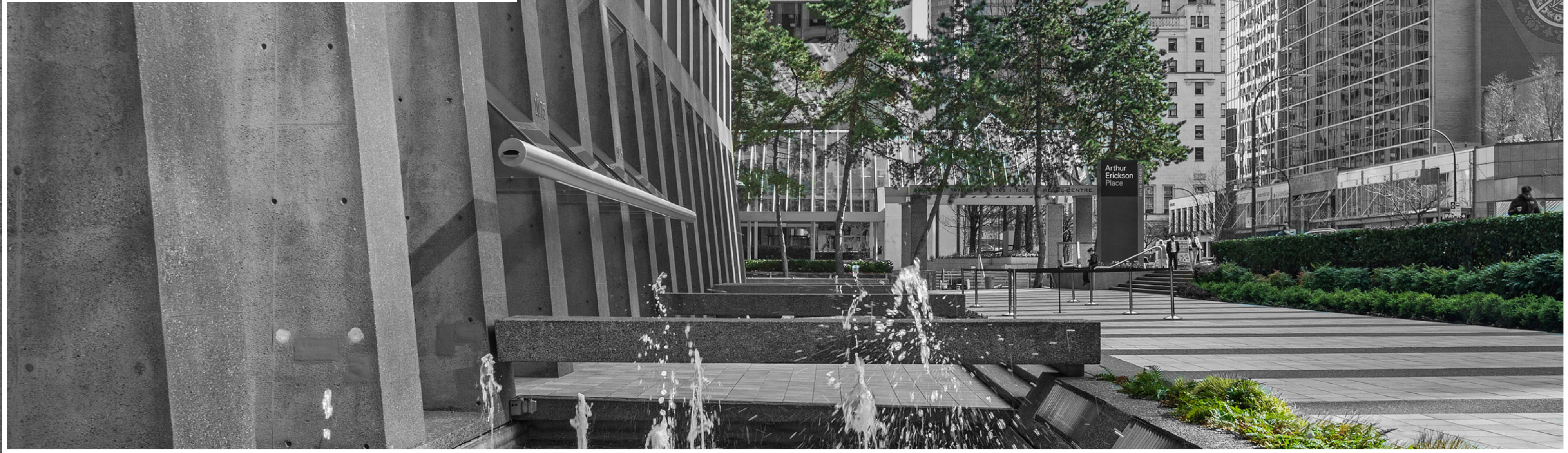
## BENEFITS OF RSG

- 💰 Minimize capital investment required by tenants
- 🕒 Decrease time to occupy space (avoid construction delay/build-out timelines)
- 📄 Flexible lease term for tenants (1 + year)
- 📶 Wi-Fi Enabled
- 🛏️ Furnished & move-in ready

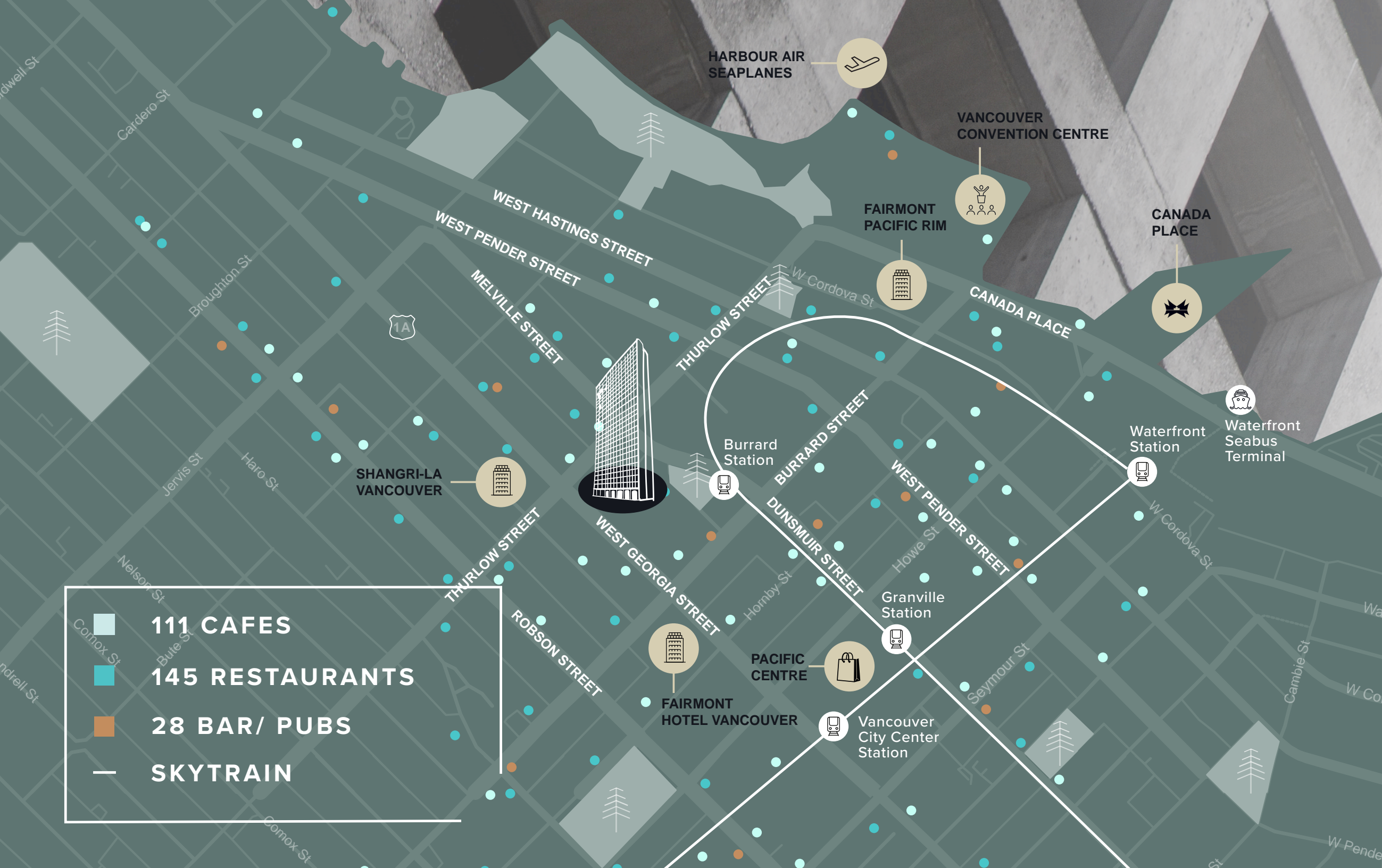




**A** / **E** Arthur Erickson Place







- 111 CAFES
- 145 RESTAURANTS
- 28 BAR/ PUBS
- SKYTRAIN

## LOCATION

Located at the heart of the Central Business District of Downtown Vancouver, Arthur Erickson Place offers effortless connections across the Vancouver and Metro Vancouver districts. A short 110 meter walk to Burrard Station, the building connects all major bus routes, the Expo and Canada SkyTrain lines, as well as the West Coast Express and SeaBus, allowing for swift journeys to and from the North Shore and beyond.

**76**  
BIKE SCORE



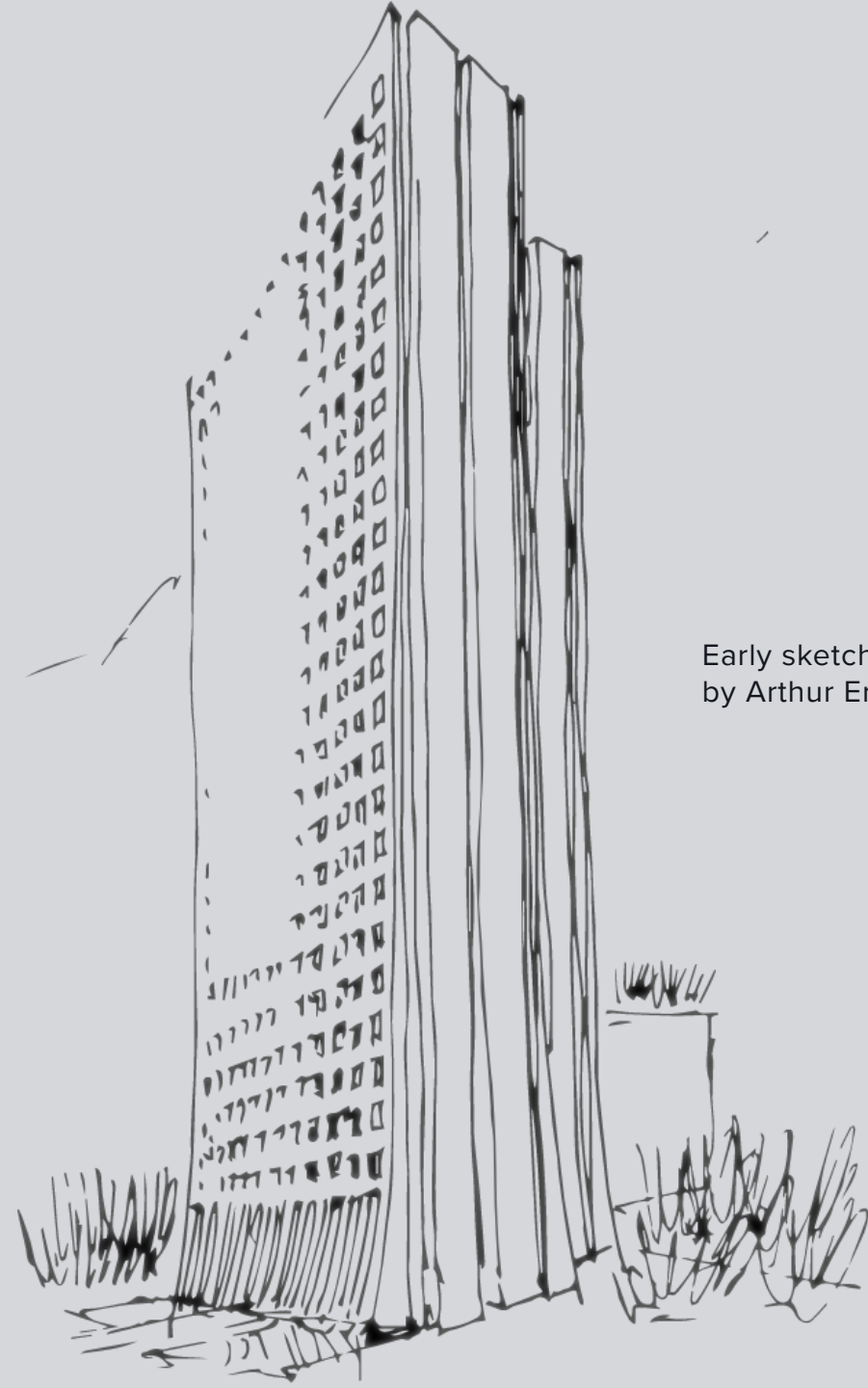
**100**  
TRANSIT SCORE



**75**  
WALK SCORE







Early sketch of 1075 West Georgia Street  
by Arthur Erickson

## THE HISTORY

Situated on the bustling intersection of Thurlow and West Georgia streets in Downtown Vancouver, Arthur Erickson Place is an iconic monument of its architect, Arthur Erickson. Formerly operated as a corporate headquarters for the largest Canadian forestry company, MacMillan Bloedel, this remarkable office building now accommodates a broad range of established and emerging market-leading corporations.

Arthur Erickson, a renowned Canadian architect born in Vancouver, BC, together with modernist Canadian architect Geoffrey Massey designed Arthur Erickson Place. The building is a striking example of the brutalist architectural style characterized by raw concrete and bold geometric shapes. The distinctive “waffle slab” construction, which features a series of deep recesses, creates a pattern of intersecting squares on the exterior of the building. This design element helps to reduce the amount of concrete used in its construction, making it more resource efficient, and paving the path of sustainability well before its time.

Built in 1968, many of these architectural features were innovative and unique for their time. On the interior of this 26-storey tower is a curtain wall of glass and aluminum that allows natural light to flood the windows. Structurally, Arthur Erickson Place factors in sustainable design, including an energy-efficient HVAC system and a reflective roof to minimize heat gain.

In 2018, the building underwent major renovations, adding new community spaces and updating the infrastructure while preserving its iconic design. In 2019, the building was purchased by KingSett Capital, Crestpoint Real Estate Investments and Reliance Properties. Combined, the ownership shares a vision of transforming Arthur Erickson Place into the leading corporate office hub in Downtown Vancouver. Today, Arthur Erickson Place seamlessly integrates its exterior pedestrian pathways with grand public spaces, enriching its relationship with the city and pedestrian life. It is considered one of the most celebrated examples of brutalist architecture in Canada and is recognized as a significant cultural and architectural landmark in Vancouver.



## PARTNERS



Crestpoint Real Estate Investments Ltd. is a commercial real estate investment manager dedicated to providing investors with direct access to a diversified portfolio of commercial real estate assets. Through the execution of a disciplined investment approach and active management of properties, Crestpoint delivers stable income and attractive long-term returns through a diversified portfolio of office, industrial, retail and multi-family residential properties. Crestpoint is part of the Connor, Clark & Lunn Financial Group, a multi-boutique asset management company that provides investment management products and services to institutional and high net-worth clients. With offices across Canada and in Chicago, London, and Gurugram, India, Connor, Clark & Lunn Financial Group, and its affiliates are collectively responsible for the management of approximately \$104 billion in assets.



KingSett Capital is a Canadian private equity real estate investment business which creates and co-invests in real estate investment solutions to deliver sustainable premium risk weighted returns. Founded in 2002, KingSett has raised \$15.4 billion of equity for its Growth, Income, Urban, Mortgage, Affordable Housing and Residential Development strategies. Currently, KingSett has \$17.5 billion of assets under management in a \$19 billion portfolio. KingSett continues to seek further opportunities to invest in a wide range of real estate properties, developments, joint ventures and mortgage lending.



Reliance Properties is a privately owned real estate investment and development company that has been contributing to Vancouver's architectural heritage for more than fifty years. From Coal Harbour luxury to award-winning heritage restorations, Reliance continues to create innovative residential and office developments designed to enhance the urban experience through creative solutions to development challenges.



# A/E Arthur Erickson Place



## CONNECT WITH US DIRECTLY

### TARA FINNEGAN

Personal Real Estate Corporation  
Senior Vice President  
Office Properties  
Tara.Finnegan@cbre.com  
604 662 5159

### LUKE GIBSON

Personal Real Estate Corporation  
Senior Vice President  
Office Properties  
Luke.Gibson@cbre.com  
604 662 5142

### MYAH OLLEK

Sales Associate  
Office Properties  
Myah.Ollek@cbre.com  
604 662 5146



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.